102.0	0004	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	641,200 / 641,200
					USE VALUE:	641,200 / 641,200
					ASSESSED:	641,200 / 641,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
174		OVERLOOK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CARREIRO FERNANDO M &
Owner 2:	CARREIRO MARIA JOSE
Owner 3:	
Street 1:	174 OVERLOOK ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ROUSSOS GEORGE & EMILIA -
Owner 2:	-
Street 1:	174 OVERLOOK ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,520 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Wood Shingle Exterior and 1333 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7520.000	189,300		451,900	641,200
Total Card	0.173	189,300		451,900	641,200
Total Parcel	0.173	189,300		451,900	641,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 481.02 | /Parcel: 481.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 65949
GIS Ref
GIS Ref
Insp Date 09/29/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 102.0-0004-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	189,300	0	7,520.	451,900	641,200	641,200	Year End Roll	12/18/2019
2019	101	FV	153,800	0	7,520.	458,400	612,200	612,200	Year End Roll	1/3/2019
2018	101	FV	153,800	0	7,520.	342,200	496,000	496,000	Year End Roll	12/20/2017
2017	101	FV	153,800	0	7,520.	309,900	463,700	463,700	Year End Roll	1/3/2017
2016	101	FV	153,800	0	7,520.	297,000	450,800	450,800	Year End	1/4/2016
2015	101	FV	151,100	0	7,520.	251,800	402,900	402,900	Year End Roll	12/11/2014
2014	101	FV	151,100	0	7,520.	238,900	390,000	390,000	Year End Roll	12/16/2013
2013	101	FV	151,100	0	7,520.	227,300	378,400	378,400		12/13/2012

!8171!

PRINT

Date	Time
12/10/20	22:45:08

LAST REV

Date	Time
10/05/18	12:39:18

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8171

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROUSSOS GEORGE	59338-436		6/20/2012		455,000	No	No		
	14995-169		5/1/1983		66,900	No	No		Y

USER DEFINED

Prior Id # 1:	65949
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/29/2014	916	Manual	8,000		7/29/2014			Minor repairs to k
7/29/1994	375		8,000					15X23 FAMILY ROOM

ACTIVITY INFORMATION

Date	Result	By	Name
9/29/2018	MEAS&NOTICE	BS	Barbara S
9/20/2012	MLS	EMK	Ellen K
4/2/2009	Measured	372	PATRIOT
11/9/1999	Mailer Sent		
10/21/1999	Measured	264	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7520		Sq. Ft.	Site		0	70.	0.86	5									451,920						451,900	

Total AC/HA: 0.17264 | Total SF/SM: 7520 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 451,920 | Spl Credit | Total: 451,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.97990203
Adj $ / SQ:	125.672
Other Features:	62000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	232532
Depreciation:	43251
Depreciated Total:	189281

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

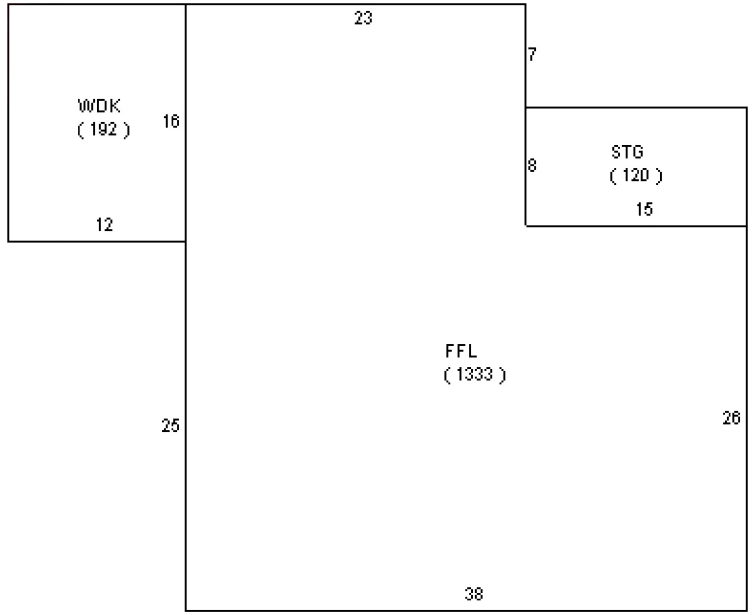
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	125.67
Special Features:	0	Val/Su Net:	115.08
Final Total:	189300	Val/Su SzAd	142.01

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,333	125.670	167,521
WDK	Deck	192	10.980	2,109
STG	Storage	120	7.510	902

Net Sketched Area:	1,645			Total:	170,532
Size Ad	1333	Gross Are	1645	FinArea	1333

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

102.0-0004-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	